



Elgar Place
Bridge Avenue
Maidenhead
Berkshire
SL6 1BP

Offers in Excess of £265,000

bettermove

Bridge Avenue Maidenhead

Bettermove are pleased to present this charming one bedroom first floor over 60s retirement flat in Maidenhead.

The property is leasehold with 995 years remaining on the lease; the ground rent is £8.15 per month and the service charge is £44.30 per month. The council tax band is D.

The interior of this beautifully presented property comprises a spacious living room with private balcony, fitted kitchen, one bedroom and a shower room. There is a lift throughout the building and a residents' lounge.

Located in the sought after town of Maidenhead, the property is close to a wide range of amenities, including supermarkets, shops, restaurants and pubs. Transport connections can be found from the A308(M), A404(M), M4 and Maidenhead rail station with Elizabeth line connections to central London.

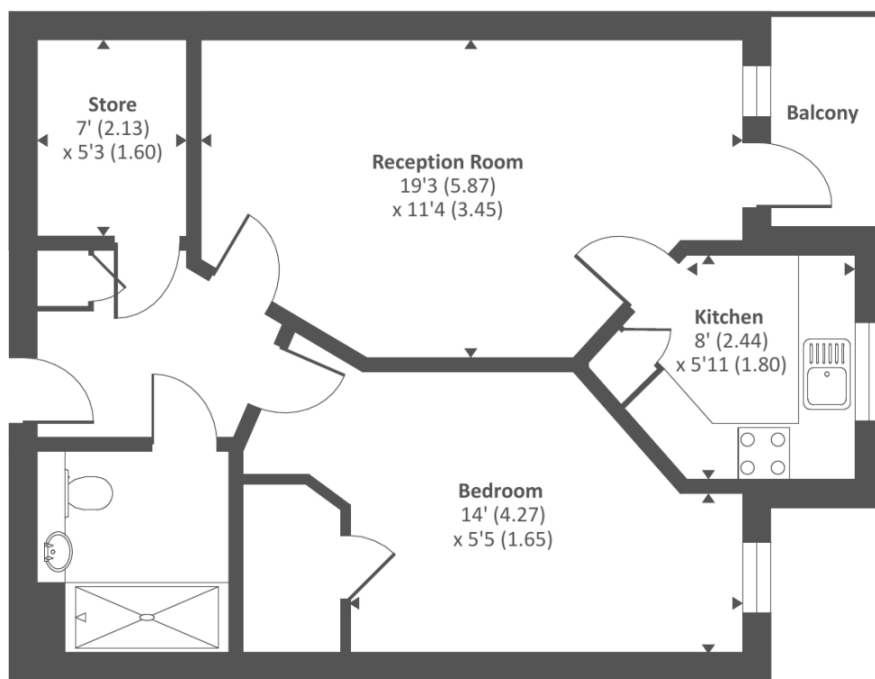
This exciting opportunity is not to be missed and all enquiries can be made through Bettermove.

You can secure the purchase today by paying an exclusivity fee of £1,000 which gives you the rights to purchase within a given timeframe.

Paying this fee ensures that the seller takes their property off the market and reserves it exclusively for you, therefore eliminating the risk of gazumping and aborted costs.

The exclusivity fee is returned to you upon successful completion of the property.





First floor



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © nitchecom 2022.

Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92-100) A		
(81-91) B	86	86
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
<i>Not energy efficient - higher running costs</i>		
England, Scotland & Wales	EU Directive 2002/91/EC	



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